

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 4134 FELTER LANE AND CHANGING THE**
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**
4 **COMMERCIAL LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO)**
5 **COMBINING DISTRICT.**
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-rural residence (I-RR) district to commercial liquor
11 sales-conditional overlay (CS-1-CO) combining district on the property described in
12 Zoning Case No. C14-2012-0051, on file at the Planning and Development Review
13 Department, as follows:
14

15 the south 225 feet on the north 500 foot side of west 99.94 feet of Lot 2, Joe K.
16 Smith Subdivision, a subdivision in the City of Austin, Travis County, Texas,
17 according to the map or plat of record in Plat Book 56, Page 26 of the Plat Records
18 of Travis County, Texas (the "Property"),
19

20 locally known as 4134 Felter Lane in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following condition:
25

26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively
28 with all existing or previously authorized development and uses, generate traffic that
29 exceeds 2,000 trips per day.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the commercial liquor sales (CS-1)
33 base district, and other applicable requirements of the City Code.
34
35
36
37

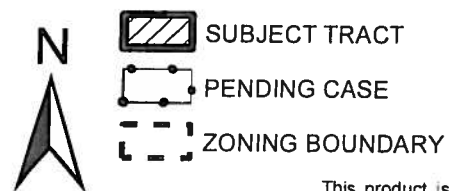
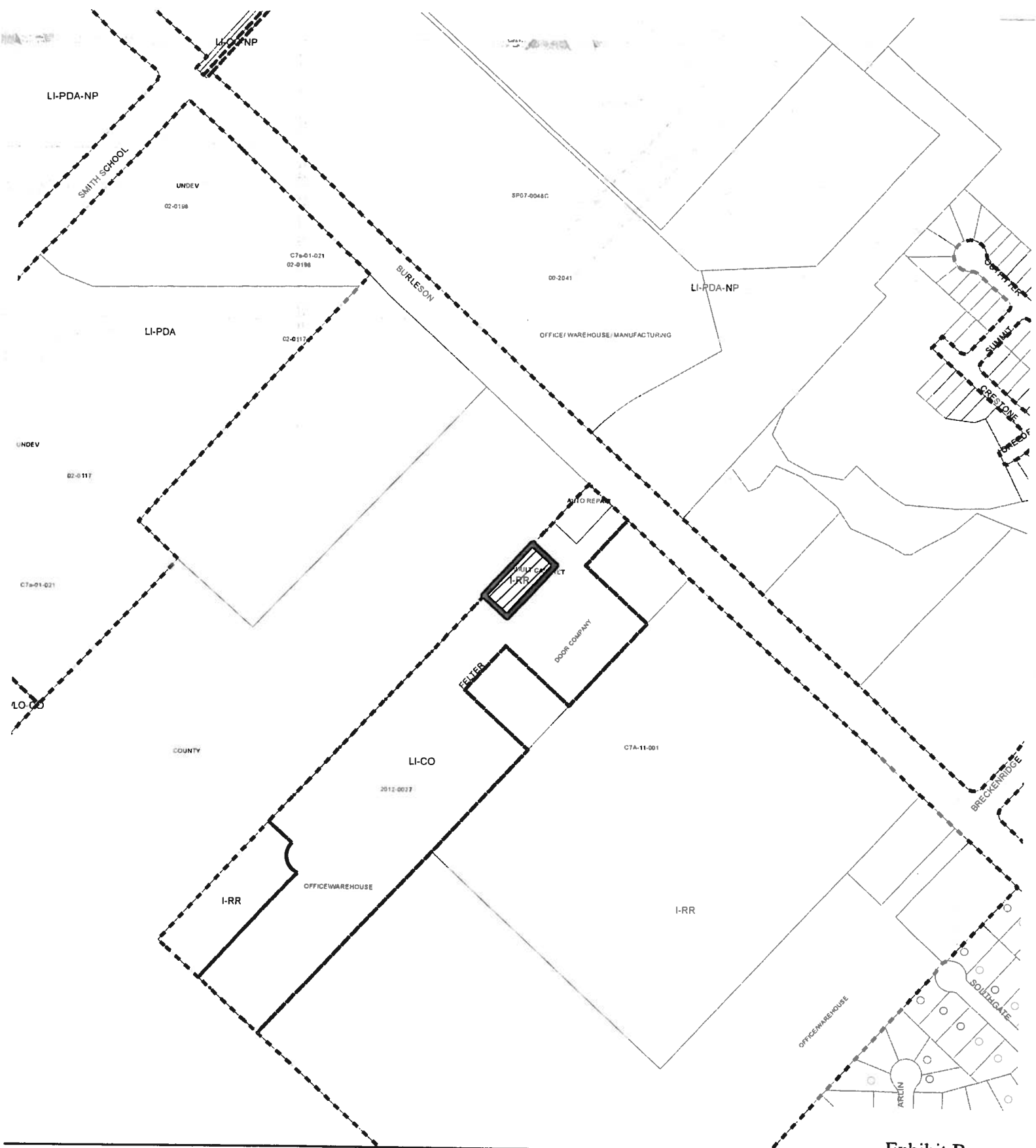
1 **PART 3.** This ordinance takes effect on _____, 2012.
2

3 **PASSED AND APPROVED**
4

5 _____ §
6 _____ §
7 _____, 2012 § _____
8

9 Lee Leffingwell
10 Mayor

11
12 **APPROVED:** _____ **ATTEST:** _____
13 Karen M. Kennard Shirley A. Gentry
14 City Attorney City Clerk



1" = 400'

ZONING **ZONING CASE#: C14-2012-0051**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B

